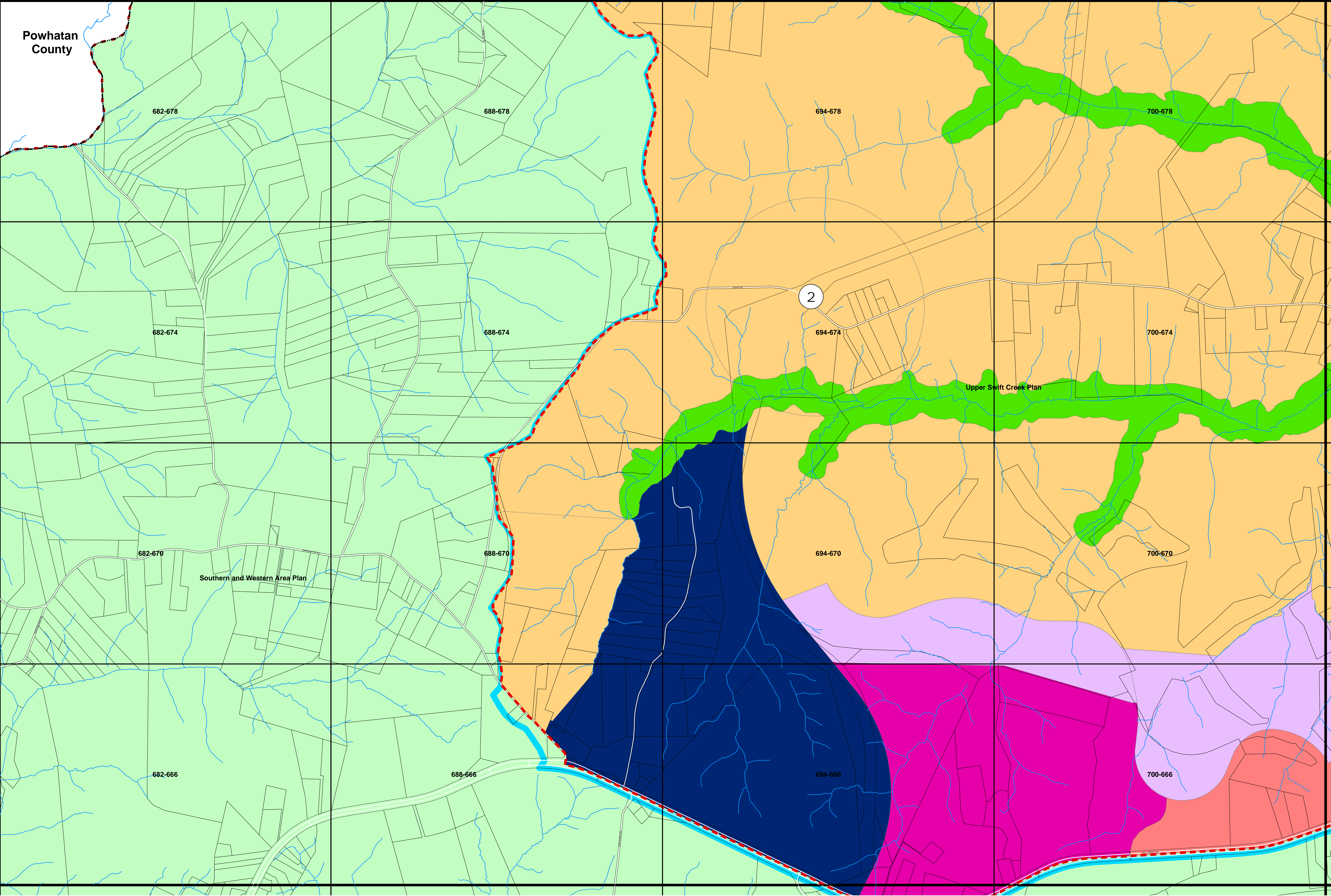


# CHESTERFIELD COUNTY, VIRGINIA

## LAND USE PLAN MAP 14

KEY  
Refer to Plan text for full definition

# See Notes Below



### Upper Swift Creek Plan Amendment

(Adopted Date: October 10, 2007)

- Residential 2.0 u/ac. or less
- Residential 2.2 u/ac. or less
- Office/Residential Mixed Use
- Community Mixed Use
- General Business Mixed Use
- Regional Mixed Use
- Employment Center
- Public
- conservation/recreation
- Lake Chesdin Watershed

### Southern & Western Area Plan

(Adopted Date: November 12, 2003)

- 1-5 acre lots; suited to R-88 zoning
- 1.01-2.5 units/acre
- 2.51-4.0 units/acre
- Neighborhood Mixed Use Center
- Community Mixed Use Center
- Regional Mixed Use
- Refer to Intersection Map Details
- Recreation/Linear Trails
- Rural Conservation Area
- Pocahontas State Park

### NOTES

#### The Southern and Western Area Plan

##### Note 1:

Lake Chesdin Watershed

This area warrants special protections and careful development to maintain the quality of this major source of drinking water.

##### Note 3:

Rural Conservation

Activities are limited primarily to agricultural and forestal uses with isolated single family residences permitted on lots larger than 5 acres. Planned development is to be deferred for 20 years unless adequate provision is made earlier for public water and sewer, road improvements and other public facilities. Growth here will be encouraged after the population reaches 50,000 persons.

#### General Note

With in all land use categories, zoning requests should be analyzed to determine the impacts of individual uses on existing and anticipated area development. If compatibility problems are anticipated, they should be addressed during the zoning process or by requesting a less intense classification.

#### Upper Swift Creek Plan Amendment

##### Community Mixed Use

##### Note 1:

Community scale commercial uses including, but not limited to shopping centers, service and office uses that serve community wide trade areas. Residential uses of various types and densities may be appropriate if part of a larger mixed use project and the design is integrated with other uses. The size and location of centers, and the mix of uses, should be determined in part by market area, availability of adequate access to the transportation system, and availability and suitability of land. In general, however, community-scale mixed use centers should be located at the intersections of major arterial roads. Intersections should be analyzed to determine which quadrant is best suited (through detailed analysis of land assembly, access or impact on residential uses) for a center, and the center should be located only on the superior site. Commercial uses should be located at one corner of the intersection and be surrounded by office and residential use transitions. (Equivalent zoning classification: C-3)

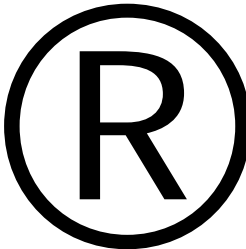
The notes geographies are generalized.  
For more information, please contact  
Chesterfield County Planning Department.

The Code of Virginia states "the comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan." Recommended land use boundaries shown here should therefore be considered generalized. Zoning change recommendations based on this plan may take into consideration other factors not addressed in this plan. These boundaries and the future development potential of any property based on the recommendations of this plan should be confirmed with the Chesterfield County Planning Department. The maps contained in the comprehensive plan are dynamic and in a continuing state of review and upgrade.

This is a ArcGIS map  
prepared by Chesterfield County  
Planning Department

Date: October 2007

- County Boundary
- Index
- Plan Boundary
- Parcels



0 0.3 0.6  
Miles

